



3 The Stables

WANSFORD

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OLD LEICESTER ROAD WANSFORD, PE8 6JR

Tucked away within an attractive and peaceful courtyard setting, 3 The Stables is a beautifully presented period home, thoughtfully renovated throughout to create a calm and welcoming retreat.

Combining original character with a soft, neutral interior, the property has an immediately tranquil feel and would make an appealing permanent home, weekend retreat or equally, a charming Airbnb opportunity. Outside, there is a pretty, well-stocked garden, while a separate single garage provides useful additional storage.





step inside

A pretty brick-paved pathway leads to the stable door and into the welcoming sitting room, where exposed stonework reflects the building's period origins. A deep-set window provides lovely views across the garden, while a central fireplace creates a natural focal point. Beneath the open staircase, a useful storage cupboard provides practical space without compromising the character of the room.

The kitchen is both practical and inviting, with a range of wall and floor-standing cabinetry, generous preparation space and space for white goods. There is also ample room for a good-sized dining table, creating a lovely space for relaxed meals and entertaining.











and so to bed...

Upstairs, the principal bedroom is of a generous size with built-in wardrobes, while across the landing, the second bedroom is currently arranged as a study but would work equally well as a guest bedroom or additional living space. The family bathroom is well appointed, with an attractive suite complemented by contemporary wall tiling.







step outside

Outside, the property enjoys a particularly attractive setting overlooking the charming walled courtyard. The garden is a real highlight, being both pretty and well stocked, with a peaceful outlook that complements the character of the house. There is plentiful parking within the courtyard, together with a separate single garage, positioned en bloc with the neighbouring garages and offering useful additional storage.

A characterful home in a wonderfully peaceful setting, combining period charm, a beautifully calm interior and a pretty private garden, while being conveniently positioned for enjoying Wansford and the surrounding countryside.



local amenities

Positioned on the banks of the River Nene, Wansford is one of the area's most desirable villages, combining a peaceful riverside atmosphere with excellent connectivity. The village offers a charming collection of independent shops, cafés and pubs, together with a GP surgery and an excellent choice of countryside walks. The Haycock Hotel is also located within the village, providing a well-established hotel, bar and restaurant. For commuters, the nearby A1 and rail links from Peterborough provide straightforward access to London and the wider region.



services

Water, electricity and mains drainage are understood to be connected. The property has LPG gas fired central heating.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

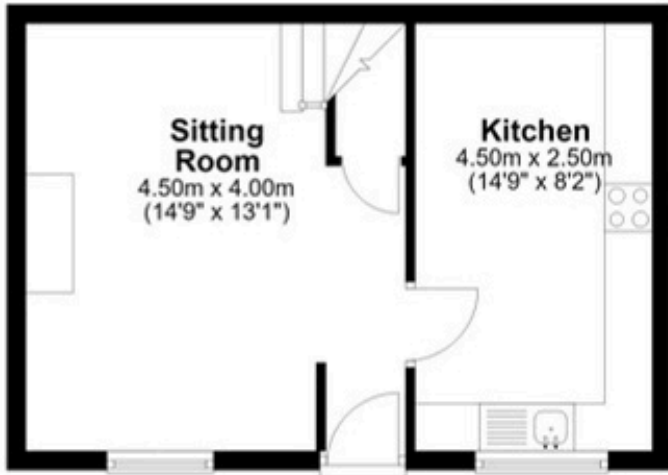


finer details



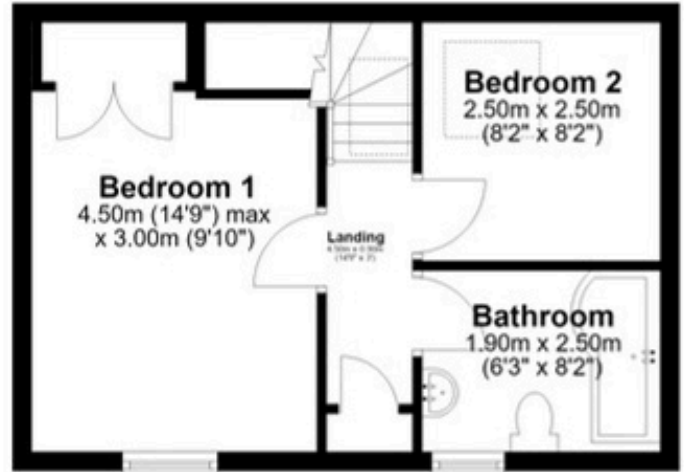
Ground Floor

Approx 29.07 sq. m (319.7 sq. ft)



First Floor

Approx 29.9 sq. m (322.0 sq. ft)



Garage

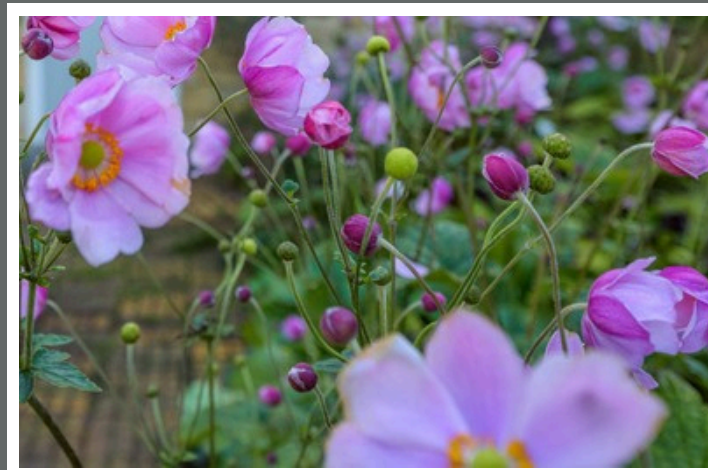
3m x 6m
(10 ft x 20 ft)

Total Area Approx 59.6 sq m (641.7 sq feet)
Not including Garage

Local Authority: Peterborough City Council
Council Tax Band: C
Tenure: Freehold
EPC Rating: 45/E
EPC Potential: 78/C

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





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